



County of San Diego Planning & Development Services

April eBLAST

In the Headlines

- Supervisor Bill Horn mentioned Planning & Development Services (PDS) and positive progress in his [State of the North County speech](#) on March 14th.
- PDS Code Enforcement received kudos in Supervisor Dianne Jacob's latest Jacob Journal for work on the cleanup of a house in Spring Valley. See "Problem Solved" on page 3: [See the story](#)
- The draft Equine Ordinance was covered by The Ramona Sentinel recently during a Ramona Community Planning Group presentation. [See the story](#)
- Ramona Community Planning Group Chairman Jim Piva was featured in a Ramona Patch article in anticipation of the Customer Service Panel held March 15 for PDS and Department of Public Works staff. [See the story](#)

Customer Service Training: Customer Panel



As a high performing organization, Planning & Development Services (PDS) will constantly strive to provide the highest level of service to the public. To help achieve this goal, PDS teamed with the Department of Public Works and invited four members of the public to participate in a customer and stakeholder perspective panel that was held March 15. The panel shared their

experience and views of working with the County, both positive experiences and areas for improvement. We will improve our service delivery by better understanding our diverse group of customers and stakeholders.

A special thanks to panel members: **Sean Kilkenny**, JPB Development, LLC; **Doug Logan**, Logan Engineering; **Dan Silver**, Endangered Habitats League; **Jim Piva**, Chair of Ramona Community Planning Group.

You can view the video here: [Customer Service Panel Video](#).

Forest Conservation Initiative Lands General Plan Amendment Project

The Forest Conservation Initiative (FCI) Lands General Plan Amendment (GPA) project proposes land use and associated zoning, community plan, and road network changes to the former FCI lands that were not included with the General Plan Update adopted in August 2011. FCI, which expired on December 31, 2010, is a 1993 voter-approved initiative that required a minimum lot size of 40 acres for these lands. The public comment period for the Supplemental Environmental Impact Report ended March 18, and staff

Board of Supervisors

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First District

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Second District

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Third District

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Fourth District

BILL HORN
Fifth District

Planning & Development Services

MARK WARDLAW
Director

BETH MURRAY
Assistant Director

Important Dates

received about 40 comment letters. PDS is now holding internal workshops to review comments and is preparing a recommendation for Planning Commission consideration. The first Planning Commission hearing is expected to be held in late spring / early summer. The Planning Commission's recommendation is then considered by the Board of Supervisors. For more information on this project click [here](#).

Tiered Equine Ordinance

Public review of the draft ordinance and Environmental Impact Report (EIR) for the Tiered Equine Ordinance ended March 20. Staff is reviewing comments and preparing for a Planning Commission hearing in May. After the Planning Commission Hearing, the project will move forward to the Board of Supervisors for consideration later this year. PDS project manager Carl Stiehl presented at 18 stakeholder meetings including: Planning and Sponsor Group meetings, and equine interest group meetings and visited 20 stables throughout the unincorporated area. For more information on this project click [here](#).



Housing Element Update

The Planning Commission recommended approval of the County's Housing Element update March 1. The update will now go to the Board of Supervisors for consideration April 10. For information on the Housing Element and the proposed update, please visit the [County's Housing Element webpage](#).

When can I Expect my Inspector to Arrive?

Inspections

Upcoming (1)

199 - FINAL
Scheduled on 03/26/2013
Estimated Arrival Timeframe: 08:30 AM - 10:30 AM
Inspector: John Mueller

Building Inspection Estimated Timeframes Online

You can now find estimated timeframes for your building inspector's arrival online using our new [Citizen Access](#) portal. Timeframes are entered each morning by 8:30am for inspections

scheduled on the current day. To review the estimated timeframes, search by your Record ID and review the information in the Upcoming Inspections section of the record summary. For help on how to search for records and use the Citizen Access portal please see the available [Help Guides](#) on our website.

Minor General Plan Cleanup

A minor General Plan "cleanup" has been initiated and is expected to be brought to the Board of Supervisors for consideration this Fall. The "cleanup" General Plan Amendment (GPA 12-007) will allow the Board to consider corrections to errors discovered during the Plan's implementation. Maps showing the locations of the proposed changes are provided on the project website at the link below. Look for the complete draft cleanup plan for public review on the PDS [website](#) in April. Interested stakeholders are encouraged to continue to refer to this website for updates.

Wind Energy Ordinance and General Plan Amendment

County offices will be closed on April 1st (Monday) in observance of Cesar Chavez Day

[Board of Supervisors](#)
Calendar and Agendas

[Planning Commission](#)
Calendars and Agendas

did you
KNOW?

Planning & Development Services (PDS) is on track to issue 2,500 residential solar photovoltaic permits this fiscal year.

By comparison, in 2003 the County issued 131 solar permits for the entire year.

Online Services

[Citizen Access Portal](#)

Research property information and permits. Apply for some permits online.

[GIS Maps](#)

Determine the zoning and characteristics of properties with our web-based mapping tool.





PDS is pleased to announce the release of the proposed Final Environmental Impact Report (FEIR) for the Wind Energy Ordinance and General Plan Amendment. The Planning Commission has recommended that the Board of Supervisors adopt the proposed amendments. The Board is expected to consider this item at their May 8 meeting. View the proposed FEIR [here](#).

Design-Review Checklists

PDS staff is working with Community Design-Review Boards to create a new community Design-Review Checklist procedure. The proposed Design-Review Checklists contain clear, objective, design-standards based on the community design guidelines that have been adopted for each community. The checklists increase transparency to assure communities that projects will be consistent with adopted community design guidelines. The checklists also establish a level of certainty that allows applicants to know exactly what's needed to secure approval of their permit. Projects that comply with the checklists would receive a waiver to the Site Plan Permit process and would only require a ministerial permit.

The Fallbrook Design-Review Checklist was available for public review in March 2012 and the Ramona Design-Review Checklist is being processed concurrently with the Ramona Town Center project this summer. Design-Review Checklists for the remaining seven communities are being prepared now. They will be made available for public review in April and presented to the Planning Commission in May. The remaining communities include Alpine, Bonsall, I-15 Corridor, Lakeside, Spring Valley, Sweetwater, and Valley Center. Click [here](#) more information on this project.

Site Implementation Agreement Regulatory Code Amendment

The proposed ordinance introduces a new framework for a Site Implementation Agreement (SIA). The SIA would serve the function of a companion permit - in most cases - for subdivision maps. The SIA would help assure the implementation of project requirements (i.e. conditions) associated with the development of subdivisions, mitigation of identified impacts, and on-going requirements after map recordation.

The draft ordinance is currently out for a 30-day public review period. Comments on this proposed amendment are requested by April 22. A hearing before the Board of Supervisors is expected this summer. Please send your comments or questions to Joseph Farace at (858) 694-3690 or at joseph.farace@sdcounty.ca.gov. View the draft SIA Ordinance (POD 08-006) [here](#).

[Back to Top](#)

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County of San Diego, Planning & Development Services
5510 Overland Ave, Suites 110 & 310, San Diego, CA 92123
WWW.SDCPDS.ORG

